

**CITY OF TROY
SITE CONDOMINIUM
PRELIMINARY SITE PLAN REVIEW APPLICATION**

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248- 524-3364
FAX: 248-524-3382
E-MAIL: planning@ci.troy.mi.us



DEVEL. NAME _____
DATE FILED _____
PRELIMINARY FEE (\$500 + \$10/lot) _____
APPROVAL. RENEWAL _____
FEE (\$500 + \$10/lot) _____

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL. APPLICATIONS FOR PRELIM. SITE PLAN APPROVAL SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED MEETING DATE. APPLICATIONS FOR PRELIM. SITE PLAN APPROVAL INVOLVING AN ENVIRONMENTAL IMPACT STATEMENT SHALL BE FILED NOT LATER THAN FORTY-FIVE (45) DAYS BEFORE THE SCHEDULED MEETING DATE.

PLEASE FILE ORIGINAL FORMS.

1. NAME OF THE PROPOSED DEVELOPMENT: _____

2. LOCATION OF THE SUBJECT PROPERTY: _____

THE SUBJECT PROPERTY HAS A FRONTAGE OF _____ FT. ON _____ STREET AND A
DEPTH OF _____ FT. LOCATED BETWEEN _____ AND _____ STREETS.

3. ACREAGE OF SITE: _____

4. ZONING DISTRICT OF THE SUBJECT PROPERTY: _____

5. TAX IDENTIFICATION NUMBER(S) (SIDWELL) OF SUBJECT PROPERTY: _____

6. NUMBER OF UNITS PROPOSED: _____

7. IS OPEN SPACE OPTION USED?: _____

8. IS THE OPEN SPACE PRESERVATION OPTIONS USED (IN R-1A & R-1B DISTRICTS ONLY)? _____

9. APPLICANT:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

FAX _____

OWNER OF THE SUBJECT PROPERTY:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

FAX _____

ENGINEER:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

FAX _____

10. **APPLICANT'S SIGNATURE** _____

RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: _____

11. **SIGNATURE OF PROPERTY OWNER** _____ **DATE** _____

*BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO
INFORM THE PUBLIC AS TO THIS REQUEST FOR APPROVAL OF A PROPOSED RESIDENTIAL DEVELOPMENT.*

SITE CONDOMINIUM PRELIMINARY SITE PLAN REVIEW APPROVAL APPLICATION CHECKLIST

(as revised 09-27-04)

REQUIRED PROVIDED

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A COMPLETED CITY OF TROY SITE CONDOMINIUM PRELIMINARY SITE PLAN APPLICATION FORM |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A CERTIFIED BOUNDARY SURVEY WHICH INCLUDES A LEGAL DESCRIPTION AND A SCALED DRAWING, PREPARED BY A LICENSED LAND SURVEYOR. THE LEGAL DESCRIPTION OF ACREAGE PARCELS SHALL BE TIED TO A SECTION CORNER. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A CERTIFIED TOPOGRAPHIC SURVEY SHOWING CURRENT SITE IMPROVEMENTS. THE TOPOGRAPHIC SURVEY SHALL PROVIDE ONE FOOT CONTOUR INTERVALS AND SHALL BE PRINTED ON 24 X 36 INCH SHEET. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | RECEIPT FROM THE APPROPRIATE SCHOOL DISTRICT FOR ONE (1) COPY OF THE SITE PLAN |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A LOCATION MAP INDICATING THE SUBJECT PROPERTY AND THE ZONING AND USES OF THE ABUTTING AND/OR ADJACENT PROPERTIES. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TWO (2) COPIES OF POSSIBLE ALTERNATE LAYOUT PLANS |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TWO (2) FOLDED COPIES OF THE PRELIMINARY FLOOR PLANS |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TWO (2) FOLDED COPIES OF THE PRELIMINARY ELEVATIONS OF THE PROPOSED RESIDENTIAL UNITS, INDICATING BUILDING HEIGHT. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TEN (10) FOLDED COPIES OF THE PROPOSED SITE PLAN INDICATING THE INTENDED USES OF THE SUBJECT PROPERTY AND CONTAINING THE INFORMATION, STATISTICS, AND DRAWINGS INDICATED IN THE TROY ZONING ORDINANCE. |
| <input type="checkbox"/> | <input type="checkbox"/> | TEN (10) FOLDED COPIES OF THE PARALLEL PLAN CONTAINING THE INFORMATION REQUIRED BY THE PROVISIONS OF ARTICLE 34.60.04 OF THE TROY ZONING ORDINANCE <i>WHEN USING OPEN SPACE PRESERVATION OPTION</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | TEN (10) FOLDED COPIES OF OPEN SPACE PRESERVATION PLAN CONTAINING THE INFORMATION REQUIRED BY THE PROVISIONS OF ARTICLE 34.60.02 OF THE TROY ZONING ORDINANCE <i>WHEN USING OPEN SPACE PRESERVATION OPTION</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | TWELVE (12) COPIES OF THE ENVIRONMENTAL IMPACT STATEMENT WHEN REQUIRED BY THE PROVISIONS OF ARTICLE VII OF THE TROY ZONING ORDINANCE (MORE THAN 25 LOTS IN ALL PHASES). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TWO (2) COPIES OF THE PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY (OR A WAIVER BY THE CITY OF TROY PARKS & RECREATION DEPT.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TWO (2) COPIES OF THE LANDSCAPE PLAN PREPARED IN CONFORMANCE WITH THE CITY OF TROY'S LANDSCAPE DESIGN STANDARDS |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TEN (10) COPIES OF THE WETLANDS DETERMINATION MAP AND WETLAND REPORT . |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | TWO (2) COPIES OF THE PRELIMINARY GRADING PLAN |

(CONTINUED ON NEXT PAGE)

SITE CONDOMINIUM PRELIMINARY SITE PLAN REVIEW APPROVAL APPLICATION CHECKLIST

(as revised 09-27-04)

REQUIRED PROVIDED

☐☐

TWO (2) COPIES OF THE PROPOSED SNOW REMOVAL PLAN

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NOTIFICATIONS TO THE MICHIGAN DEPARTMENT ENVIRONMENTAL QUALITY, FEDERAL AVIATION ADMINISTRATION, THE MICHIGAN AERONAUTICS COMMISSION AND SIMILAR AGENCIES WHICH MAY OR /MAY NOT HAVE JURISDICTION OVER THIS PROJECT.

NOTE: ALL DRAWINGS SHALL BE SEALED AND SIGNED BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER

PLEASE NOTE THAT THE ABOVE QUANTITIES ARE FOR THE INITIAL APPLICATION SUBMISSION. ADDITIONAL COPIES MAY BE REQUIRED DURING THE REVIEW AND APPROVAL PROCESS.

NOTICE TO APPLICANT

MEETING NOTICES REGARDING REQUESTS FOR RESIDENTIAL DEVELOPMENTS WILL BE SENT TO ABUTTING PROPERTY OWNERS OF THE SITE INVOLVED IN THE REQUEST. THE OPINIONS OF ADJACENT PROPERTY OWNERS ARE TAKEN INTO CONSIDERATION BY THE PLANNING COMMISSION AND THE CITY COUNCIL. APPLICANTS SHOULD PROVIDE INFORMATION TO ADJACENT PROPERTY OWNERS REGARDING THEIR PROPOSALS, IN ADVANCE OF OR IN CONJUNCTION WITH THE FILING OF THE APPLICATION. THE PROVISION OF SUCH INFORMATION WILL OFTEN SERVE TO RESOLVE CONCERNS, AND ENABLE THE PUBLIC HEARING PROCESS TO PROCEED MORE EFFICIENTLY.

CITY OF TROY
SITE PLAN REVIEW PROCEDURES

03.40.00 **SITE PLAN REVIEW / APPROVAL**

03.41.01 **INTENT**

03.40.02 The site plan review requirements in this Article are intended to provide a consistent and uniform method of review of proposed development plans, to ensure full compliance with the regulations in this Ordinance and other applicable ordinances and state and Federal laws, to achieve efficient use of the land, to encourage innovative design solutions, to protect natural resources, to ensure safety for both internal and external vehicular and pedestrian users, to achieve innovative storm water management solutions, and to prevent adverse impact on adjoining or nearby properties. It is the intent of these provisions to encourage cooperation and consultation between the City and the applicant to facilitate development in accordance with the City's land use objectives.

(09/27/04)

03.40.03 **SITE PLAN REQUIRED**

The development of any new use, the construction of any new structures, any change of an existing use of land or structure, and all other building or development activities shall require prior site plan approval pursuant to this Article. Specifically, site plan review shall be required for any of the following activities:

- (1) Erection, moving, relocation, conversion or structural alteration to a building or structure to create additional usable floor space, other than a one family or two family dwelling.
- (2) Development of uses other than an individual one family residential unit in the R-1A, R-1B, R-1C, R-1D, and R-1E districts.
- (3) Any Change in use that could affect compliance with the standards set forth in this Ordinance.
- (4) Expansion or paving of off-street parking and/or a change in circulation or access for other than a one or two family dwelling.
- (5) The development or construction of any accessory uses or structures at least 1,000 square feet in area or greater, except for uses or structures that are accessory to a one or two family dwelling.
- (6) Any use or development for which submission of a site plan is required by the provisions of this Ordinance, including all Special Use Approval applications.
- (7) A substantial revision to a development that has received Preliminary or Final Site Plan Approval, as determined by the Planning Director and Building and Zoning Director.
- (8) Changes to pedestrian access or site and building interconnectivity.
- (9) The Planning Director has the authority to waive the site plan review requirement if it is determined that a project does not affect compliance with the standards of this Ordinance or other regulations.

(09/27/04)

03.40.04 **PROCEDURE**

03.41.01 A petitioner seeking Site Plan Approval as required under Section 03.40.03 shall submit an application for same at the Planning Department of the City of Troy, together with the appropriate fee, not less than thirty (30) days prior to the date of the Regular Meeting of the Planning Commission.

(Rev. 09/27/04)

- 03.41.02 The Planning Department shall review the application with respect to the submittal requirements contained herein. Any application which fails to provide the information and materials specified within this Section shall be held in abeyance until all deficiencies have been rectified.
- 03.41.03 Applications in conformity with the requirements of this Section shall be reviewed inter-departmentally and any revisions and/or corrections necessary shall be made by the petitioner prior to presentation to the Planning Commission for Preliminary Site Plan Approval. The Planning Department shall inform the Planning Commission of any inter-departmental comments or concerns.
(Rev. 09/27/04)
- 03.41.04 The request for Preliminary Site Plan Approval shall be presented to the Planning Commission and after action by the Planning Commission, the petitioner shall obtain a copy of the Approved Preliminary Site Plan upon which shall be noted any requirements for modifications, additional information, or executed documents and/or agreements. Planning Commission Preliminary Site Plan Approval shall be effective for a period of one year. Within that one year period the petitioner shall submit a complete application for Final Site Plan Approval to the Planning Department in accordance with Section 03.41.07. If the petitioner does not renew the Preliminary Site Plan Approval or receive Final Site Plan Approval within 1 year, Preliminary Site Plan Approval shall expire. If at the time of renewal, the Planning Director determines that conditions have changed since Preliminary Site Plan Approval was first granted, the petitioner shall be required to resubmit the application for Preliminary Site Plan Approval.
(Rev. 09/27/04)
- 03.41.05 Landscape Plans, in conformity with the City's Landscape Design Standards, related to the required greenbelts, landscape and open space areas, shall be submitted with the application for the Preliminary Site Plan. The Department of Parks and Recreation shall review and approve the Landscape Plan prior to the application for Preliminary Site Plan Approval.
(Rev. 09/27/04)
- 03.41.06 Building and Engineering plans, conforming to all applicable portions of the City Code and the City's Engineering Design Standards, shall be submitted to the Building and Engineering Departments for their review and approval.
- 03.41.07 The petitioner shall, after review of building and engineering plans by the Building and Engineering Departments, and before granting of any building permits, submit the site plan to the Planning Department for consideration and Final Site Plan Approval. This site plan submittal shall include those items indicated under Section 03.43.02 of this Article. Applications for Final Condominium Approval shall also include four (4) copies of the recorded Condominium Master Deed and Condominium Bylaws. It shall be the responsibility of the petitioner to secure all necessary approvals and authorizations related to the items covered under Section 03.43.03.
(Rev. 09/27/04)
- 03.41.08 The Planning Department will review the submittal for Final Site Plan Approval to ascertain that all the requirements of Sections 03.41.07 and 03.43.02 have been complied with. Any submittal which fails to provide the modifications, information and/or documents required shall be deemed incomplete and held in abeyance until all deficiencies have been rectified.
(Rev. 09/27/04)
- 03.41.09 In the event that the Site Plan has been substantially revised from that which received Preliminary Site Plan Approval, as determined by the Planning Director, the Planning Department shall present the revised plan to the Planning Commission for their review and approval. The Planning Commission shall review the request for approval of the revised Site Plan, taking into account the configuration of the plan granted Preliminary Approval, and the implications of Building and Engineering Plan Review, along with any plan modifications proposed by the petitioner. The Planning Commission shall then, by resolution:
- (1) Grant the request for Approval of the Revised Site Plan, subject to any additional modifications it deems necessary to assure the proper development of the proposed site and its' compatibility with adjacent or abutting properties, or

- (2) Deny the request for Approval of the Revised Site Plan indicating specific reasons for denial, or
- (3) Table the request for Approval of the Revised Site Plan, indicating the reasons for tabling.
(Rev. 09/27/04)

03.41.10 When the Planning Department determines that the Final Site Plan is consistent with that which received Preliminary Site Plan Approval, and thus that further Planning Commission action is not necessary, they shall then review the applicable portions of complete submittals in order to confirm that all necessary City Department approvals, authorizations or certifications have been received from Departments including, but not limited to, the Engineering, Right-Of-Way, and Fire Departments. The Planning Department shall then grant Final Site Plan Approval and shall notify the Chief Building Inspector that building permits can be issued.
(11-19-90)

03.41.11 In those instances where Planning Commission review and approval of a revised site plan is necessary, and where modifications to the site plan are required by the Planning Commission, no building permits shall be issued until five copies of the modified site plan have been submitted and have been approved by the Building and Engineering Departments.
(11-19-90)

03.41.12 Final Site Plan Approval shall be effective for a period of one year.
(11-19-90)

03.42.00 APPLICATIONS

Application forms for Site Plan Approval for proposed development and/or use of property within the City of Troy are obtainable at the Planning Department of the City of Troy.

03.43.00 SUBMITTAL REQUIREMENTS

03.43.01 A petition or request for Preliminary Site Plan Approval shall be submitted on forms published by the Planning Department and shall contain the following:

- (1) The name, address and telephone of the person applying for Preliminary Site Plan Approval.
- (2) The name, address and telephone of the owner of the property.
- (3) The relationship between the applicant and the property owner.
- (4) The present zoning classification of the subject property.
- (5) The proposed use of the property.
- (6) A Certified Topographic Survey and a Certified Boundary Survey of the property, prepared and sealed by a Licensed Land Surveyor. The Topographic Survey shall provide one-foot contour intervals and shall be printed on a 24 x 36 inch sheet. The legal description and boundary survey shall be provided on 8-1/2 x 14 inch pages attached to the application, suitable for recording in accordance with Act 132 of Public Acts of 1970. The legal description of acreage parcels and parcels from subdivisions platted prior to January 1, 1970 shall be tied to a recorded Section or Quarter-Section Corner. If the subject Section or Quarter-Section Corner is not recorded, it is the responsibility of the applicant to have the Corner recorded by a Licensed Surveyor by filing a "Land Corner Recordation Certificate" with the Oakland County Register of Deeds. A copy of the proposed "Land Corner Recordation Certificate" shall be attached to the Site Plan Approval application. The Planning Director may waive the Topographic Survey requirement for changes in use of existing buildings if each of the following conditions exist:
 - (a) No additional impervious surfaces will be constructed on the property.

- (b) The Engineering Department determines that the existing storm water drainage system is sufficient given present conditions.

(Rev. 09/27/04)

- (7) A location map (minimum scale of 1"=400') indicating the subject property and the zoning classifications and uses of abutting and adjacent properties, on 8-1/2 x 11 pages, shall be attached to the application.

- (8) Attached to this application shall be ten (10) prints of the proposed site plan drawn to a scale of not less than 1"=20', (1" = 50' for parcels of 3 acres or more) wherein the following items shall be clearly labeled and dimensioned:

(Rev. 09/27/04)

- (a) All drawings are to have a title block which shall have the name of the project and date of plans including revision dates.
- (b) All drawings are to have a northpoint and the scale of the drawing is to be indicated.
- (c) All lot and property lines.
- (d) Location of all proposed structures.
- (e) Existing and future right-of-way of adjacent streets, including centerlines and Section Lines where applicable.
- (f) Location of all sidewalks, on and adjacent to the site, as required by the Zoning Ordinance and the Sidewalk Ordinance.
- (g) Deceleration and passing lanes as required by the City of Troy Transportation Engineer.
(Rev. 05-17-93)
- (h) Indication of the means by which storm water detention will be provided.
- (i) Setbacks and required yards.
- (j) Parking areas, access drives, loading and unloading areas, and trash receptacles.
- (k) Greenbelts, landscape areas and other open space areas; and screening walls.
- (l) The location of any existing driveways and streets within 100 feet of the subject property, including those across frontage streets.
- (m) The location of existing cross access easements on abutting properties and the location of proposed cross access or joint drive easements on the subject property.
- (n) Calculations for the following shall be included on the site plan:
 - 1. Gross and net (after rights-of-way) site area.
 - 2. Gross and net ("usable") building area.
 - 3. Required parking and statement of parking provided.
 - 4. Required landscape and open space area and statement of area provided.
- (o) Site Plans for residential developments shall include the following additional information:

1. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, provided.
2. Topography on site and 50 feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands and tree stands indicated.

(Rev. 09/27/04)

3. Two prints each of the typical floor plans and elevations of the proposed buildings, indicating building height.

- (p) Number of employees on the largest working shift (if applicable).

(Rev. 09/27/04)

- (9) A wetlands determination shall be required for all applications for subdivisions and site condominiums. A wetlands determination shall be required for all other applications for preliminary site plan approval., when the Natural Features Map indicates there may be wetlands on site. A wetlands determination waiver may be granted by the Planning Director based on the Natural Features Map and other applicable site information.

(09/27/04)

- (10) An Environmental Impact Statement shall be attached as a part of the submittal when required in accordance with Article VII of the Zoning Ordinance.

(Renumbering 09/27/04)

- (11) A Tree Preservation Plan in accordance with the City of Troy Landscape Design and Tree Preservation Standards shall be attached to all applications for Site Plan Approval. This requirement may be waived, by the Planning Director or by the Superintendent of Public Grounds, in those instances where the Topographic Survey and/or other written information provided by the applicant demonstrate that the nature of the site is such that a Tree Preservation Plan would not be applicable, or would serve no practical purpose.

(Rev. 09/27/04)

- (12) A Landscape Plan prepared in conformance with the City of Troy's Landscape Design Standards.

(09/27/04)

- (13) Preliminary Floor Plans.

(09/27/04)

- (14) Preliminary Building Elevations.

(09/27/04)

- (15) Preliminary Grading Plans, in accordance with the City of Troy Engineering Design Standards.

(09/27/04)

- (16) Preliminary Tree Preservation Plan.

(09/27/04)

- (17) All drawings shall be sealed and signed by a State of Michigan Professional Engineer, Registered Architect, Registered Landscape Architect, or Professional Community Planner.

(09/27/04)

03.43.02 A petition or request for Final Site Plan Approval shall be submitted on forms published by the Planning Department and shall contain the following:

- (1) The modifications and/or additional information required by the Planning Commission at the time of Preliminary Site Plan Approval;
- (2) Any and all executed Easements, Agreements, or other documents required in conjunction with Preliminary Site Plan Approval, or required in conjunction with Building and Engineering Plan Reviews, including, but not limited to, the following:

- (a) The dedication of rights-of-way,
 - (b) The conveyance of easements for public utilities, private access drives, cross access easements, joint driveway easements and pedestrian easements,
 - (c) "Private Agreements" for the installation of Public Improvements, by the petitioner.
 - (d) "Irrevocable Petition Agreements" for participation in potential Special Assessment Projects involving Road, Pedestrian and/or Public Utility improvements.
- (3) A current Title Commitment, indicating all parties in interest in the subject property.
- (4) A statement from the Landscape Analyst indicating that the Landscape Plans have been submitted, approved and the related fees have been paid.
(Rev. 09/27/04)
- (5) Approved Engineering Site Plans, developed in accordance with the City's Engineering Design Standards, indicating the location of the major elements of:
 - (a) The water distribution system,
 - (b) The sanitary sewer system,
 - (c) The storm drainage system, including the location size and shape of required storm water detention basins or other detention facilities.
- (6) Site area and building area information and calculations to confirm that Zoning Ordinance requirements such as parking and landscape area are met. Final building floor area information shall include all floor levels including basement and mezzanine areas.
- (7) The location of Fire Lanes as recommended by the Fire Department.

CITY OF TROY
UNPLATTED ONE FAMILY RESIDENTIAL DEVELOPMENT
REVIEW PROCEDURES

34.00.00 ARTICLE XXXIV RESIDENTIAL DEVELOPMENT OPTIONS

34.30.00 UNPLATTED ONE-FAMILY RESIDENTIAL DEVELOPMENT

It is recognized that Michigan Statutes provide for the implementation of developments consisting of one-family detached residential dwelling units and sites, through procedures other than those enabled by the Subdivision Control Act (Act 288, Public Acts of 1967, as amended). The intent of this Section is to provide procedures and standards for review and approval or disapproval of such developments, in order to insure that they will be consistent and compatible with other one-family residential developments in the community, and not detrimental to the orderly development of the adjacent area.

For the purpose of this Section, "Unplatted One-Family Residential Development" shall include proposed developments consisting of two or more single family detached residential structures on a single parcel, which could not otherwise be implemented through parcel splitting in accordance with Article VI of Chapter 41 of the City Code. Unplatted One-Family Residential Developments would therefore include developments implemented under Act 229 of Public Acts of 1963, as amended (the "Horizontal Real Property Act").

34.30.01 Plans submitted for proposed Unplatted One-Family Residential Development shall indicate specific parcel dimensions allocated to each residential structure. These parcel dimensions shall be at least equal to those prescribed by Section 34.10.00 for the applicable R-1 Zoning District. The average parcel area shall be at least equal to the standard lot size as prescribed by Article XXX (Schedule of Regulations).

34.30.02 The maximum gross density (including roads) shall not exceed the following:

R-1A = 1.6 Dwelling Units Per Acre
R-1B = 2.2 Dwelling Units Per Acre
R-1C = 3.1 Dwelling Units Per Acre
R-1D = 3.8 Dwelling Units Per Acre
R-1E = 4.2 Dwelling Units Per Acre

34.30.03 Yards Setbacks, including those from Public streets, Private Streets, or Private Street Easements, shall be at least equal to those prescribed by Article XXX (Schedule of Regulations).

34.30.04 Principal access and circulation through Unplatted One-Family Residential Developments shall be provided by Public Streets constructed to City Standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by 28 foot wide streets constructed to City Public Street Standards, within 40 foot Private Easements for Public Access.

Principal access to an Unplatted One-Family Residential Development of five (5) acres or less in area may be provided by way of 28 foot wide streets constructed to City Public Street Standards, within 40 foot Private Easements for Public Access, when in the opinion of the City Council the property configuration is such that the provision of 60 foot Public Rights-of-Way would be overly restrictive and would make the provision of conforming dwelling unit parcels impractical.

All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy.

Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within Street Rights-of-Way, or within Easements approved as to size and location by the City Engineer.

34.30.05 All Unplatted One-Family Residential Developments shall be served by public water, sanitary sewer, storm sewer and detention/retention systems constructed to City Standards, at the expense of the developer. Easements over these systems shall be conveyed and recorded before occupancy permits are issued for dwelling units.

34.30.06

Plan Review and Approval Procedure

The review and approval of plans for Unplatted One-Family Residential Development shall occur in two stages; Preliminary Plan Approval, and Final Plan Approval.

A. Preliminary Plan Approval

Preliminary Plans for Unplatted One-Family Residential Developments shall be submitted to the Planning Commission for review and recommendation to the City Council. The City Council shall have final authority for approval of the Preliminary Plan. The City Council's approval shall be effective for a period of one year, during which time the petitioner is authorized to prepare and submit construction plans for site improvements and utilities, along with the Final Plan for the Unplatted One-Family Residential Development.

B. Preliminary Plan Content

The Preliminary Plan shall include the street pattern and fully dimensioned residential parcel layout, including proposed building configurations. A preliminary sanitary sewer, storm sewer, and water main layout shall also be submitted, along with a Preliminary Environmental Impact Statement in accordance with Section 07.11.00 of this Chapter.

C. Final Plan Approval

Final Plans for Unplatted One-Family Residential Developments shall be submitted to the City for administrative review and recommendation to the City Council. The City Council shall have final authority for approval of such Final Plans, which must occur prior to any construction on the site. Final Plans shall consist of fully dimensioned plans of the total property proposed for development, as prepared by a Registered Civil Engineer or Land Surveyor. Final Plans shall indicate the corners of all proposed residential parcels, and such other points as may be necessary to determine that the potential parcel and building configurations will conform with applicable Ordinance requirements. Final Plans shall be accompanied by the following materials or information:

- 1) Construction plans for all utilities and street improvements, prepared in accordance with City Engineering Design Standards.
- 2) Floor Plans and Elevations of the proposed residential units.
- 3) Warranty Deeds and Easement documents, in recordable form, for all Rights-of-Way and Easements which are to be conveyed to the public in conjunction with implementation of the proposed Final Plan.

Following review and approval of construction plans for utilities and street improvements, and approval of the related elements of the Final Plan by the Engineering Division, the City Engineer shall prepare and submit a detailed summary of required financial guarantees to insure the construction of required improvements, and the placement of proper property and parcel monuments and markers. Such financial guarantees shall then be furnished by the petitioner, in a form acceptable to the City Manager, prior to submittal of the Final Plan to the City Council for review and approval. The City Engineer's certification of construction plan approval and evidence of the required financial guarantees, along with recommendations from other related City Staff as determined by the City Manager, shall then be submitted with the Final Plan to the City Council for their review, approval, conditional approval, or disapproval.

D. Construction

Construction of utilities, streets, and other site improvements can begin only after City Council approval of the Final Plan for an Unplatted One-Family Residential Development.

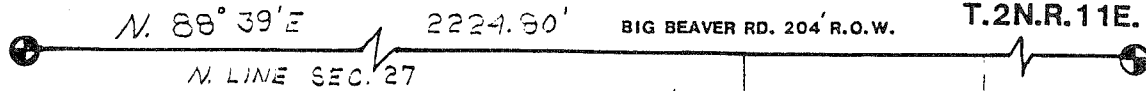
No Building Permits for residential structures may be granted until permanent residential parcel monuments or markers acceptable to the City Engineer and Chief Building Inspector are in place.

No Occupancy Permits for residential structures may be granted until all utility and street improvements and related rights-of-way or easements have been accepted by the City, in accordance with Engineering Division procedures.

Certificate Of Land Survey

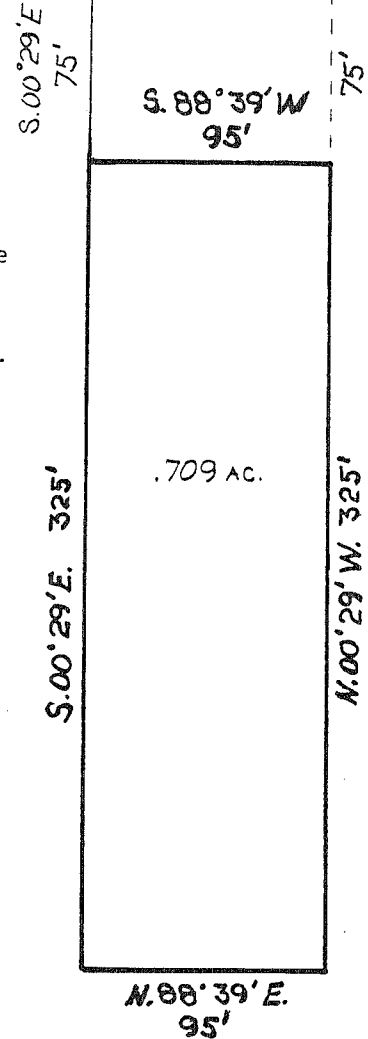
N.W. COR.
SEC. 27
T.2N.R.11E.

N. 1/4 COR.
SEC. 27
T.2N.R.11E.



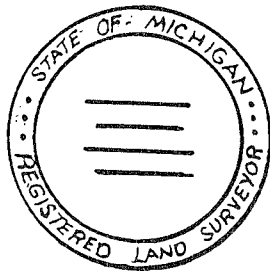
PROPERTY DESCRIPTION

Part of the N.W. 1/4 of Sec. 27, T. 2 N., R. 11 E., City of Troy, Oakland Co., Michigan is described as beginning at a point on the South line of 204 ft. wide Big Beaver Road, said point located N. 88°39' E. along the North line of said Sec. 27, a distance of 2224.80 ft. and S. 00°29' E. 75.0 ft. from the N.W. corner of said Sec. 27, thence continuing S. 00°29' E. 325.0 ft., thence N. 88°39' E. 95.0 ft., thence N. 00°29' W. 325.0 ft. to said South line, thence S. 88°39' W. along said South line 95.0 ft. to the point of beginning, containing 0.709 acres.



FOR NAME OF DEVELOPMENT

SAMPLE



SEAL



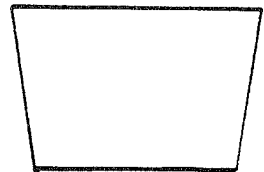
The error of closure is no greater than 1 in 5000, which is within the accuracy of survey as required in Act No. 288 of Public Acts of 1967. This survey complies with the requirements of Sec. 3, Public Act 132 of 1970.

sign

JOB NO. _____ SCALE _____

DATE _____ SURVEYED _____

COMPANY NAME OR LOGO





Troy Fire Department

500 West Big Beaver Road, Troy, Michigan 48084

Phone: 248-524-3419 Fax: 248-689-7520

SITE PLAN CONSIDERATIONS

To assist in the site plan approval process, the following information is offered for consideration prior to submittal. **Please complete this form and return it with the preliminary site plan application to the Troy Planning Department.** Questions regarding this form may be directed to the Fire Prevention Division.

- ☐ **WATER MAINS:** Water main(s) must be installed according to the City of Troy Development Standards including required size, length, and valve(s). Will new or existing water main(s) meet this requirement? **Yes / No**
- ☐ **HYDRANTS:** Fire hydrant(s) must be installed according to the City of Troy Development Standards including required flow, required spacing, and faced perpendicular to curb. Will new or existing hydrant(s) meet this requirement? **Yes / No**
- ☐ **FIRE LANES:** Fire lane(s), where required, shall be a minimum of 18 feet in width and have overhead clearance to a minimum of 14 feet in height. Approved signs must be installed to identify the fire lane and prohibit parking in the fire lane. Fire lanes must support the fire truck weight of 56,000 pounds. All turns in fire lanes must accommodate the fire truck minimum inside turning radius of 37 feet with a minimum outside turning radius of 52 feet. Are fire lane(s) intended for the proposed development? **Yes / No**
- ☐ **TEMPORARY ACCESS:** Approved temporary access road(s), meeting fire lane requirements, shall be provided and maintained during construction. Will temporary access roads be provided and maintained? **Yes / No**
- ☐ **ADDRESS:** An address, clearly visible from the public street, must be provided during and after construction. Will an address be provided and maintained? **Yes / No**
- ☐ **FIRE PROTECTION:** Installed fire protection systems offer increased life safety and property conservation as well as construction alternatives and potential insurance cost savings. Has consideration been given to installing automatic fire suppression?
Yes / No Will automatic fire protection be installed? **Yes / No / Unsure**

Name of Proposed Development: _____

Location of Proposed Development: _____

Applicant Name: _____

Completed by: _____

Telephone: _____ Fax: _____



Troy Fire Department

500 West Big Beaver Road, Troy, Michigan 48084
248-524-3419

FIRE LANES

Fire lanes are to be a minimum of 18 feet in width and a minimum of 14 feet in height.

Fire lane signs are to be installed and maintained in compliance with the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices.

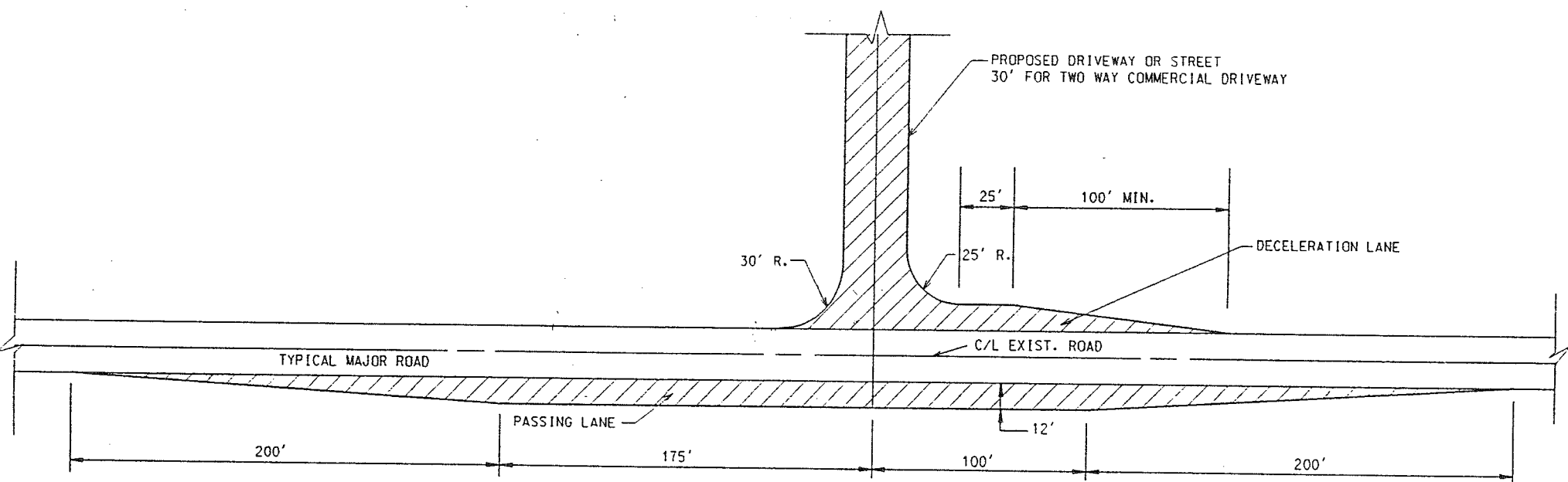
Some of the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices is as follows:

1. Signs shall be red lettering on white background and shall read, "NO STOPPING, STANDING, PARKING - FIRE LANE - TOW AWAY ZONE".
2. Signs shall be spaced no further than 100 feet apart.
3. Signs shall be installed at a right angle or 90° to curb.
4. Signs shall be seven (7) feet from the bottom of sign to grade.
5. Signs shall be double faced where the possibility exists for left wheel to curb parking.
6. Signs shall be 12 inches in width and 18 inches in height.

A copy of the site plan showing fire lane locations as prescribed by the Troy Fire Department shall be submitted to the Fire Prevention Division on 8 ½" x 11" paper for Traffic Safety Committee review and recommendation to City Council for ultimate approval.

Any questions concerning this matter may be directed to the Troy Fire Department.

Thank you in advance for your cooperation.



DECELERATION LANE AND PASSING LANE
GEOMETRIC CONFIGURATION
NO SCALE